

157.0

0002

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

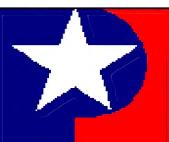
707,700 / 707,700

USE VALUE:

707,700 / 707,700

ASSESSED:

707,700 / 707,700



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
118		RHINECLIFF ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: YAO YILI	
Owner 2:	
Owner 3:	

Street 1: 118 RHINECLIFF STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: GRODSTEIN JOEL -

Owner 2: -

Street 1: 118 RHINECLIFF STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Vinyl Exterior and 1914 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

## IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							104345
							GIS Ref
							GIS Ref
							Insp Date
							05/30/17

## PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	287,300	400	6,000.	420,000	707,700	707,700
2019	101	FV	228,200	500	6,000.	420,000	648,700	648,700
2018	101	FV	228,200	500	6,000.	354,000	582,700	582,700
2017	101	FV	212,800	500	6,000.	324,000	537,300	537,300
2016	101	FV	212,800	500	6,000.	276,000	489,300	489,300
2015	101	FV	195,300	500	6,000.	240,000	435,800	435,800
2014	101	FV	195,300	500	6,000.	222,000	417,800	417,800
2013	101	FV	195,300	500	6,000.	211,200	407,000	407,000

## SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRODSTEIN JOEL	1316-53		2/28/2006		395,000	No	No		
	1079-166		4/1/1991		138,950	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/13/2016	622	Addition	174,405					2nd Fl addition w/	5/30/2017	Measured	DGM	D Mann
5/29/2014	562	Addition	52,442						5/30/2017	Permit Visit	DGM	D Mann
5/20/2014	471	Heat App	6,000						5/30/2017	Left Notice	DGM	D Mann
12/11/2013	1802	Manual	6,462	C					6/19/2014	Info Fm Prmt	PC	PHIL C
9/13/1993	449		1,500					REMODEL BEDROOM	6/18/2014	Info Fm Prmt	PC	PHIL C
									2/6/2014	Info Fm Prmt	EMK	Ellen K
									10/25/2008	Meas/Inspect	189	PATRIOT
									11/29/1999	Meas/Inspect	268	PATRIOT
									7/16/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA / / /

**EXTERIOR INFORMATION**

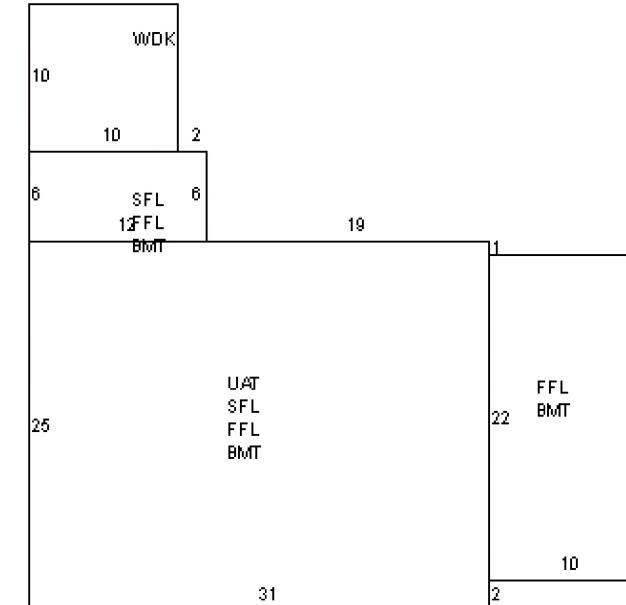
Type:	5 - Cape	
Sty Ht:	1T - 1 & 3/4 Sty	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	YELLOW	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:	1	Rating: Very Good
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

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**SKETCH****GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1947
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G18
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wall:	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall:	% Sprinkled:

**DEPRECIATION**

Phys Cond:	GD - Good	18.	%
Functional:			
Economic:			
Special:			
Override:			
	Total:	18.6	%

**CALC SUMMARY**

Basic \$ / SQ:	105.00
Size Adj.:	1.19858932
Const Adj.:	0.99495000
Adj \$ / SQ:	125.216
Other Features:	82000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	353001
Depreciation:	65658
Depreciated Total:	287343

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	125.22	
Special Features:	0	Val/Su Net:	104.82	
Final Total:	287300	Val/Su SzAd:	150.10	

**PARCEL ID**

157.0-0002-0013.0

**MOBILE HOME**

Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	8X10	A	AV	1973	8.50	T	36.8	101			400			400

More: N

Total Yard Items:

400

Total Special Features:

Total:

400

